

STATE PRESERVATION LAW

In October 1997, Wichita entered into an agreement with the State of Kansas to perform all statutory responsibilities of the Kansas historic preservation law with regard to design review. As a result, the Historic Preservation Board acts on behalf of the Kansas State Historic Preservation Officer to review any project that involves a property listed on the Register of Historic Kansas Places or the National Register of Historic Places, or that is in the “environs” of a listed property.

Some of the projects that can be reviewed and approved by the preservation staff under the State preservation law are:

- 1. Demolition of outbuildings and minor structures
- 2. Minor exterior building changes and maintenance
 - a) Windows and door changes
 - b) Walls, chimneys, and porches
 - c) Roofing, siding, guttering, and down spouts
- 3. Installation of vinyl or aluminum siding
- 4. Signs - projecting, wall, or mural
- 5. Minor exterior building additions
 - a) Additions to primary structures
 - b) Additions to accessory structures
- 6. Installation of new decks
- 7. Building a new accessory structure
- 8. Installation of solar or wind energy equipment, aerials, or antennas
- 9. Or similar projects.

Other, more substantial projects will need to be reviewed by the HPB.

THE “OLD TOWN” DESIGN STANDARDS

The City’s historic design review doesn’t end with designated structures, sites, objects or districts. In July of 1992, the Wichita City Council adopted a set of de-

sign review standards for the “OT” Overlay District in Old Town. While not an historic district, the design review process is much the same. Virtually all exterior alterations, including signs, are subject to review by the Old Town Design Review Committee. The committee is composed of preservation staff, the Planning Director, the Downtown Development Coordinator and two members from the private sector. Submitted application materials may be approved within 10 days of submittal, if properly documented. Drawings and photographs, including paint colors and materials, are required for review. As with any design review, incomplete applications will delay the review process.

The Design Standards are part of the Zoning Ordinance, and failure to comply is treated as a zoning violation. Contact the Office of Central Inspection for details.

“OT” DESIGN REVIEW PROCESS

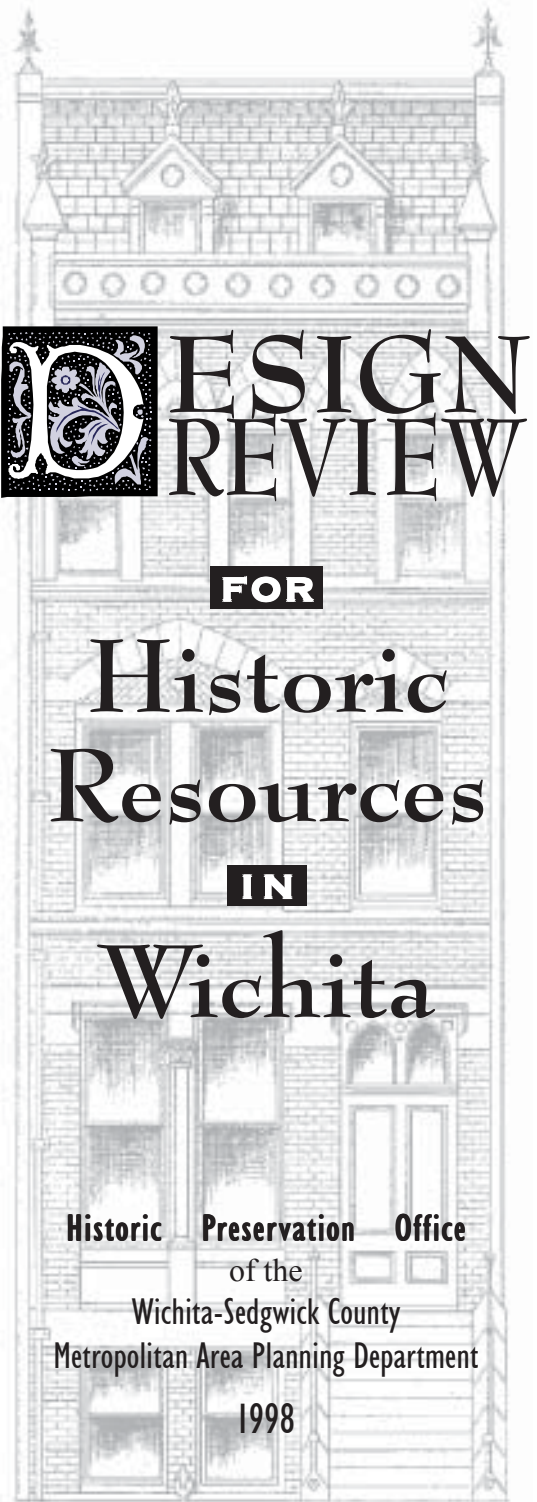
- 1. Design review applications are obtained from and submitted to the Preservation Planner, 10th Floor, Wichita City Hall, 268-4392.
- 2. Complete packages of application materials are reviewed by the Old Town Design Review Committee and a response given within 10 days.
- 3. An application may be approved, approved with conditions, or denied. Determinations may be appealed only to the Board of Zoning Appeals.

WHO TO CALL

Kansas State Historical Society - Historic Preservation Office.
6425 S.W. 6th Street, Topeka, KS 66615-1099
(785) 272-8681.

Wichita Historic Preservation Office.
10th Floor, City Hall, 455 N. Main, Wichita, KS 67202.
(316) 268-4392.

Wichita Office of Central Inspection.
7th Floor, City Hall, 455 N. Main, Wichita, KS 67202.
(316) 268-4460.



THE LOCAL ORDINANCE

Recognizing Wichita’s historic heritage and the need for its protection, the Wichita City Council adopted a Preservation Ordinance (Chapter 2.12.1015-1026) in 1975. The ordinance created the Historic Preservation Board (HPB) to advise the City Council on City-owned historic resources and to safeguard the architectural and cultural heritage of Wichita through the preservation of its historic resources. The ordinance outlines procedures for the “the protection, enhancement, preservation and use of historic resources” as elements of City policy and gives the Historic Preservation Board the responsibility of reviewing proposed changes to historic structures, properties, sites or objects in Wichita.

Over the past few years, the Preservation Ordinance has been amended several times. In December 1992, the City Council adopted amendments to the ordinance to simplify and clarify the design review process for historic structures. The Council amended the ordinance again in 1993 to require HPB review on *all* projects affecting structures listed on the national, state and local historic registers.



AIRPLANE BUNGALOW

LOCAL DESIGN REVIEW PROCESS

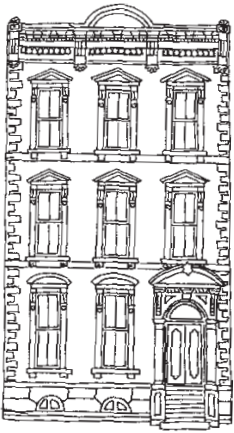
All projects that involve a historic property that has been designated individually, or by its location within a designated historic district, must undergo a design review and receive a Certificate of Appropriateness before a permit can be issued. The City’s Historic Preservation Planner is available to answer any questions about the process and to lend their expertise to applicants. The general process for the issuance of a Certificate of Appropriateness is:

1 A CERTIFICATE OF APPROPRIATENESS APPLICATION MUST BE SUBMITTED Applications are available by contacting the Historic Preservation Planner in the Metropolitan Area Planning Department (MAPD) on the 10th floor of City Hall, 268-4392.

2 PRESERVATION STAFF WILL DETERMINE WHETHER THE PROJECT TO BE PERFORMED IS “MAJOR” OR “MINOR” Generally, a Minor project is any maintenance, repair or replacement that uses materials that are identical to original or existing materials. Minor projects typically do not change the current look or size of an existing structure, site or object. A re-roofing project using similar materials is an example of a Minor project. Minor projects may be approved by the preservation staff, decreasing the amount of time required to issue a permit for routine maintenance and repairs. The appropriate permit may then be issued by the City’s Office of Central Inspection (OCI). Some of the projects that can be approved by preservation staff are:

- I. Reroofing (using like materials)

- 2. Repairs using like materials and not changing the current look and size of:
 - a) Porches
 - b) Fascia
 - c) Building details (i.e. cornices, porch railings, pediments, etc.)
 - d) Storage sheds and outbuildings
 - e) Window and door repair
- 3. Mechanical, plumbing and electrical changes that require minor changes but that follow the Secretary of the Interior’s *Standards for Rehabilitation* for review.
- 4. Or similar projects.



FORMAL RENAISSANCE REVIVAL

3 MAJOR PROJECTS MUST BE REVIEWED BY THE HISTORIC PRESERVATION BOARD If the Historic Preservation Planner or preservation staff determines that a project will or has the potential to “encroach upon, damage or destroy,” a historic resource, the project is classified as a Major project and must be reviewed by the Historic Preservation Board. Typically, a Major project introduces new materials, or changes the appearance or configuration of the structure, site or object.

4 HISTORIC PRESERVATION BOARD MEETINGS Major projects must be approved by the HPB at its regular monthly meeting. Meetings are held the second Monday of each month in the Planning Department Conference Room (10th Floor, Wichita City Hall, 455 N. Main)

at 3:00 pm. Applications must be received 10 or more days prior to the meeting in order to be placed on the agenda, and are to include photographs and to-scale drawings of the proposed alterations/additions. The Board may approve, approve with conditions or deny an application. Appeals of the Historic Preservation Board’s decisions are made to the Wichita City Council. Five (5) days after the Board approves a Major application, OCI may issue a permit, unless an appeal is filed.

5 FINES Violation of the procedural requirements may subject the property owner or applicant to fines of as much as \$1,000 per offense per day.

In addition, the Historic Preservation Board is required to review projects in the environs (within 200 feet) of a historic landmark district or historic landmark that involve:

- 1. Changes of zoning;
- 2. Publicly funded projects of construction such as streets, lighting, paving and sidewalks, excepting maintenance.

Before a demolition permit can be issued for any building or historic resource that has the potential for landmark designation as identified in the City’s Historic Preservation Plan, preservation staff will attempt to provide alternatives to demolition and may delay the demolition for up to 180 days. If the property owner proceeds with the demolition, preservation staff will document the resource with photographs and/or measured drawings.

